

# PROPERTY LINE ADJUSTMENT

## CERTIFICATE OF OWNERSHIP & DEDICATION:

WE THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF ROGERS AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF ROGERS) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

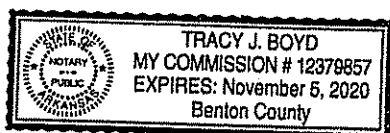
OWNER J. Ward DATE 5/9/16

NOTARY PUBLIC  
STATE OF ARKANSAS  
COUNTY OF BENTON  
SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF May, 2016

NOTARY PUBLIC Sherry G. Boyd  
MY COMMISSION EXPIRES November 5, 2020

ACCEPTANCE:  
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING OF ROGERS, ARKANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_



## Owner/Developer:

PARCEL # 02-05320-002  
DBA NORTHWEST LEASING & MANAGEMENT COMPANY  
%HISE, ANTHONY  
4906 S 44TH PL  
ROGERS AR 72758-8862

PARCEL # 02-05320-001  
DBA NORTHWEST LEASING & MANAGEMENT COMPANY  
%HISE, ANTHONY  
4906 S 44TH PL  
ROGERS AR 72758-8862

## Miscellaneous Notes:

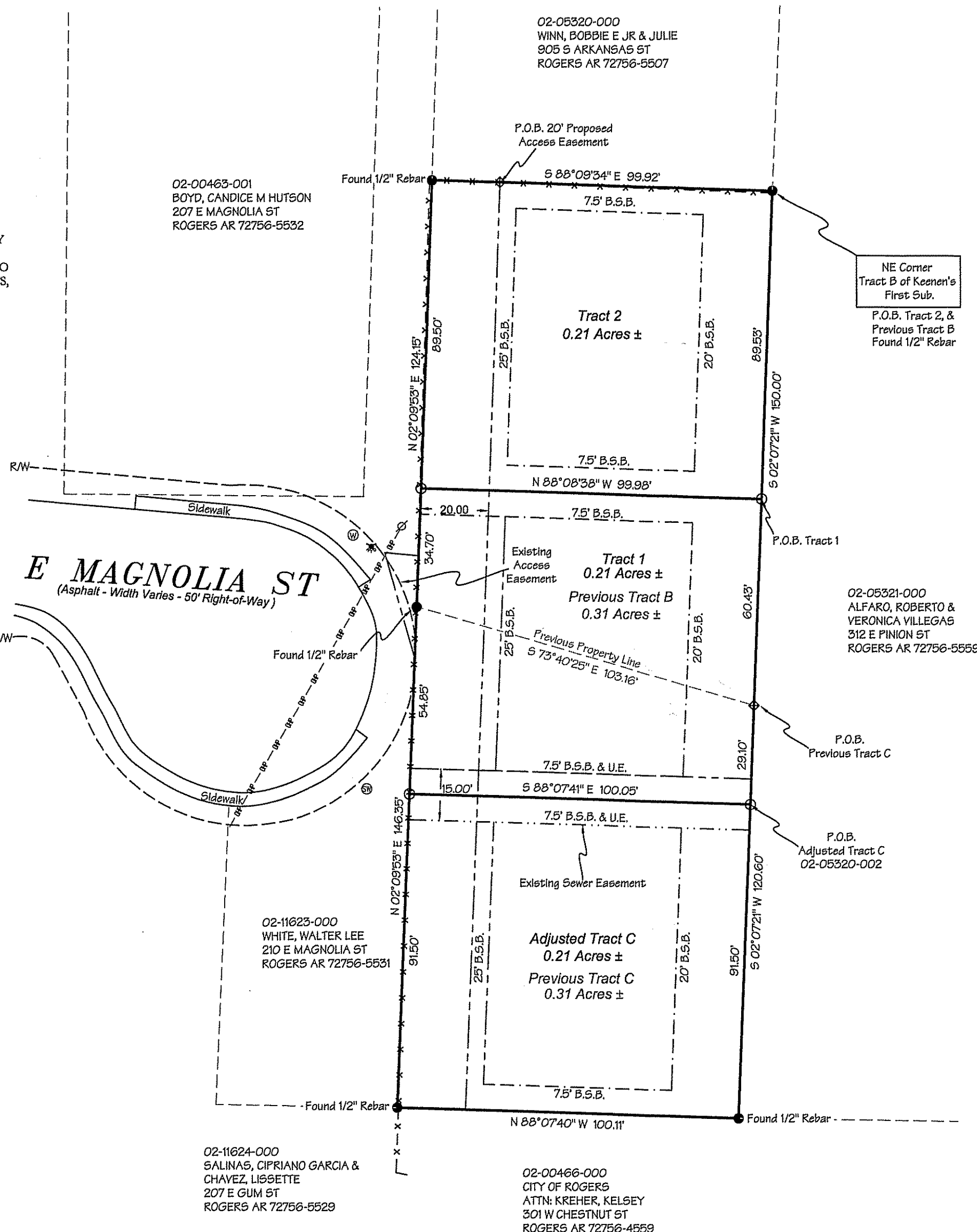
COMPLETED FIELD WORK:  
FEBRUARY 23, 2016  
BASIS OF BEARING:  
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:  
1. REDEMPTION DEED FILED IN DEED BOOK AT PAGE 2013 AT PAGE 45262.  
2. REDEMPTION DEED FILED IN DEED BOOK AT PAGE 2013 AT PAGE 45261.  
3. SURVEY PLAT FILED IN PLAT BOOK 21-L AT PAGE 242.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0280K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



## Zoning & Setback Information

ZONING: R-DP

BUILDING SETBACKS:

(FOR SINGLE-FAMILY RESIDENCES)  
FRONT: 20'  
INTERIOR SIDE: 6'  
EXTERIOR SIDE: 20'  
REAR: 20'

(FOR TWO-FAMILY RESIDENCES)  
FRONT: 25'  
INTERIOR SIDE: 7.5'  
EXTERIOR SIDE: 20'  
REAR: 20'

## Legend of Symbols & Abbreviations

— — — — — BOUNDARY LINE  
— x — x — FENCE  
— — — — — BUILDING SET BACK  
— — — — — UTILITY EASEMENT  
— — — — — OVERHEAD POWER LINE  
● FOUND MONUMENT (AS NOTED)  
○ SET 1/2" REBAR & CAP  
○ POWER POLE  
○ TELEPHONE PEDESTAL  
○ WATER METER  
○ FIRE HYDRANT  
○ STORM WATER  
P.O.B. POINT OF BEGINNING

## Survey Description

**TRACT 2:**  
PART OF TRACT B AS SHOWN IN PLAT BOOK 21-L AT PAGE 242 AND FILED FOR RECORD IN THE OFFICE OF THE CIRCUIT CLERK IN BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS THE NORTHEAST CORNER OF SAID TRACT B, SAID POINT BEING A FOUND IRON PIN, AND RUNNING THENCE S02°07'21"W 89.53' TO A SET IRON PIN, THENCE N88°08'38"W 99.98' TO A SET IRON PIN, THENCE N02°09'53"E 89.53' TO A FOUND IRON PIN, THENCE S88°09'34"E 99.92' TO THE POINT OF BEGINNING. CONTAINING 0.21 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

**TRACT 1:**  
A PART OF TRACTS B AND C AS SHOWN IN PLAT BOOK 21-L AT PAGE 242 AND FILED FOR RECORD IN THE OFFICE OF THE CIRCUIT CLERK IN BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°07'21"W 89.53' FROM THE NORTHEAST CORNER OF SAID TRACT B, SAID POINT BEING A SET IRON PIN, AND RUNNING THENCE S02°07'21"W 89.53' TO A SET IRON PIN, THENCE N88°07'41"W 100.05' TO A SET IRON PIN, THENCE N02°09'35"E 89.50' TO A FOUND IRON PIN, THENCE S88°08'38"E 99.98' TO THE POINT OF BEGINNING. CONTAINING 0.21 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

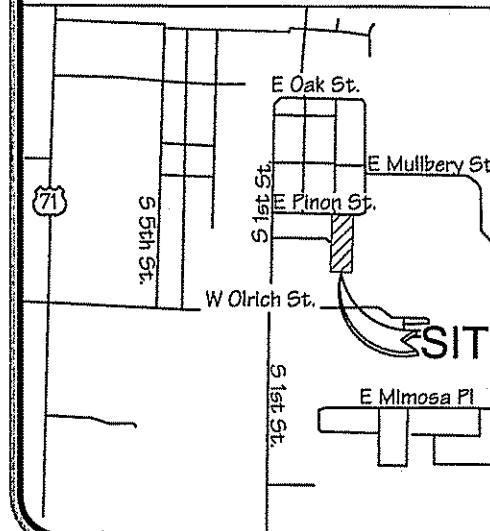
**PREVIOUS TRACT B:**  
TRACT B AS SHOWN IN PLAT BOOK 21-L AT PAGE 242 AND FILED FOR RECORD IN THE OFFICE OF THE CIRCUIT CLERK IN BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS THE NORTHEAST CORNER OF SAID TRACT B, SAID POINT BEING A FOUND IRON PIN, AND RUNNING THENCE S02°07'21"W 150.00' FROM THE NORTHEAST CORNER OF SAID TRACT B, AND RUNNING THENCE S02°07'21"W 120.60' TO A FOUND IRON PIN, THENCE N88°07'40"W 100.11' TO A FOUND IRON PIN, THENCE N02°09'35"E 146.35' TO A FOUND IRON PIN, THENCE S73°40'25"E 103.16' TO THE POINT OF BEGINNING. CONTAINING 0.31 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

**PREVIOUS TRACT C:**  
TRACT C AS SHOWN IN PLAT BOOK 21-L AT PAGE 242 AND FILED FOR RECORD IN THE OFFICE OF THE CIRCUIT CLERK IN BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°07'21"W 150.00' FROM THE NORTHEAST CORNER OF SAID TRACT B, AND RUNNING THENCE S02°07'21"W 120.60' TO A FOUND IRON PIN, THENCE N88°07'40"W 100.11' TO A FOUND IRON PIN, THENCE N02°09'35"E 146.35' TO A FOUND IRON PIN, THENCE S73°40'25"E 103.16' TO THE POINT OF BEGINNING. CONTAINING 0.31 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

**ADJUSTED TRACT C:**  
A PART OF TRACT C AS SHOWN IN PLAT BOOK 21-L AT PAGE 242 AND FILED FOR RECORD IN THE OFFICE OF THE CIRCUIT CLERK IN BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°07'21"W 179.06' FROM THE NORTHEAST CORNER OF SAID TRACT B, SAID POINT BEING A SET IRON PIN, AND RUNNING THENCE S02°07'21"W 91.50' TO A FOUND IRON PIN, THENCE N88°07'40"W 100.11' TO A FOUND IRON PIN, THENCE N02°09'35"E 91.50' TO A SET IRON PIN, THENCE S88°07'41"E 100.05' TO THE POINT OF BEGINNING. CONTAINING 0.21 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**PROPOSED 20' WIDE ACCESS EASEMENT:**  
A PROPOSED 20' WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N88°09'34"W 79.92' FROM THE NORTHEAST CORNER OF TRACT B, KEENEN'S SUBDIVISION, BENTON COUNTY ARKANSAS AND RUNNING THENCE THENCE S02°09'53"W 270.50', THENCE N88°07'40"W 20.00', THENCE N02°09'53"E 270.51', THENCE S88°09'34"E 20.00' TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES MORE OR LESS.

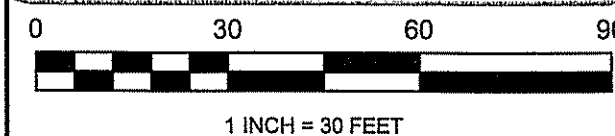
## Vicinity Map



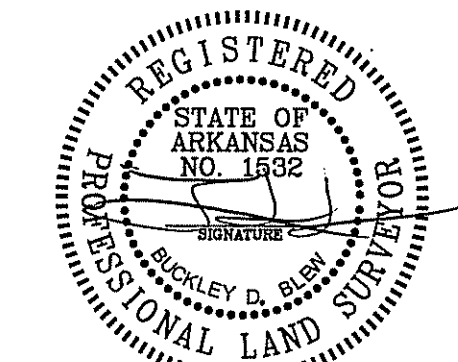
## Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 23RD DAY OF FEBRUARY, 2016.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FIRM:

**BLEW & ASSOCIATES, PA**  
CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479.443.4506  
FAX: 479.582.1883  
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
M.B. 2-23-2016	H.M.	D.D.A.

COUNTY & STATE:	JOB NUMBER:
BENTON COUNTY, ARKANSAS	16-171

LOCATION:  
KEENEN'S SUBDIVISION, FIRST SUB.

FOR THE USE AND BENEFIT OF:  
**JESSICA WARD**